



CLANCYS

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# 12 Bruntsfield Avenue,

Edinburgh, EH10 4EP



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2



1



EPC

C



FREEHOLD



## Description

An excellent opportunity has arisen to acquire this traditional, well-proportioned main door flat that occupies a highly sought-after residential location in one of Edinburgh's most prestigious areas. The accommodation briefly comprises an entrance vestibule into a spacious welcoming entrance hallway, a beautifully light and spacious bay windowed lounge/dining room featuring an ornate fireplace and beautiful cornice work, a modern fitted kitchen, two large double bedrooms, one has a door that gives direct access into the communal garden and a contemporary shower room. The property retains many fine original features such as tall ceilings, wood panelled doors, working shutters, detailed cornicework and fireplace in the lounge. The property further benefits from gas central heating, a private front garden and has direct access into the shared well maintained rear garden. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

## Location

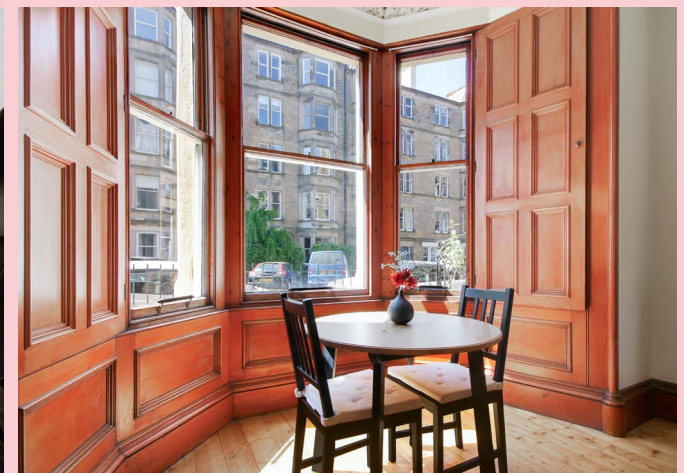
Bruntsfield is a prime residential area situated approximately 1 ½ miles to the south of the City Centre and is surrounded by the exclusive areas of Merchiston, Marchmont and Morningside. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, the green open spaces of the Bruntsfield Links & the Meadows, Blackford Hill and Hermitage of Braid, and Arthurs Seat & Holyrood Park are all within short distance from the property. Fountain Park Leisure complex is within distance and has a Nuffield Health Club, bowling alley, multiplex cinema, bars, and restaurants. Schooling is well represented being in the catchment areas for Bruntsfield Primary School and Boroughmuir High School. Napier University and Edinburgh University campuses are within walking distance. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

## Extras

All fitted floor coverings and integrated kitchen appliances.

## Features

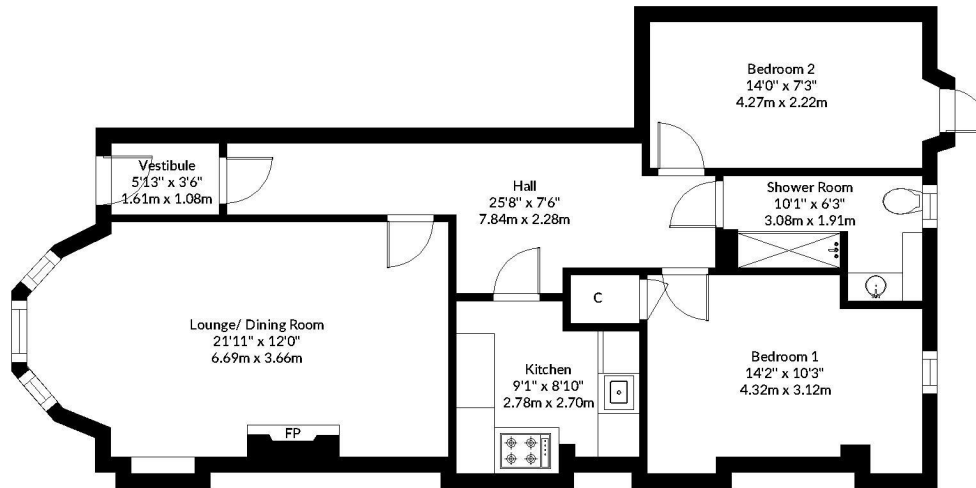
- Vestibule
- Entrance hallway
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Period features
- Private front garden
- Communal rear garden
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold











**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2025



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.